FORTIS CBS

Stunning Three Bedroom Villa in Exclusive Location

Reference: 8629C
Area/Town: Abama Golf
Complex: Las Atalayas
Type: House (Villa)
Status: For Sale
Price: €1,890,000
Energy Efficiency Rating: Pending

- **Beds:** 3
- **Baths:** 3
- **Guest Toilets:** 1
- **Plot (m2):** 267 m^2
- **Internal (m2):** 312 m^2
- **Year Constructed:** 2023

- **Decor:** Built to High Standards, Fitted Wardrobes, Immaculate Condition, Luxury Fittings, Newly Built, Stylish Accommodation, Tastefully Decorated
- **Exterior:** Balcony, Garden, Private Pool, Sunny Terraces, Swimming Pool
- **Location:** Conveniently Situated For Golf, Conveniently Situated Tennis, Prestigious Area, Quiet Location, Walking Distance To Beach, Walking Distance To Restaurants
- **Rooms:** Dining Area, En Suite Bathroom
- **Views:** Golf, Sea
- **Additional:** Air Conditioning

Stunning Three Bedroom Villa in Exclusive Location

Fortis CBS is honoured to present this impeccable three bedroom villa within the Las Atalayas development, a luxury development of villas which forms part of the larger and incredibly exclusive Abama Golf Resort.

Located on the sunny southwest coast of Tenerife, Guia de Isora is home to the exclusive holiday and residential destination, Abama Golf Resort. This 400 acre secluded paradise is a world away from the hustle and bustle of Tenerife's busy tourist areas, offering a lifestyle of pure luxury and tranquillity in a truly magical setting. The resort is an architectural masterpiece, with a combination of exquisite elements all working in perfect harmony. The imposing 5* Ritz Carlton Abama Hotel stands majestically on the cliff overlooking the ocean, with its 12 restaurants (two with Michelin stars), bars, and a sumptuous spa. Adjacent to this, there is a secluded sandy beach with bar restaurant. The rest of the resort is dedicated to the resort's 18 hole world-class golf course with Abama's various residential properties nestled idyllically amongst the fairways. The coastal village of Playa San Juan with traditional restaurants and lovely seafront promenade is a short distance away. as is the recently extended TF1 motorway, reducing the travel time from the Tenerife South airport to under 30 minutes.

Las Atalayas is a newly completed development of 10 incredible luxury villas, set in the unparalleled surrounding of the Abama Golf resort. This attractive development has been designed to the most exacting standard, constructed and finished with the highest quality materials.

This magnificent three bedroom, three bathroom villa is in a great position and features an open plan living concept; the generous living space incorporates a sleek white modern kitchen with central island, guest toilet, dining area and living room with feature dry stone wall and modern fireplace, all bathed in natural light from the two walls of floor to ceiling glass doors. This fantastic space flows seamlessly to the outdoors, which incorporates a lovely chill out terrace and dining area with great ocean views and laterally, a naturally lawned garden and the all important private swimming pool and sunbathing area.

There is an en-suite double bedroom on the lower floor which leads out to the pool terrace as well as a further double ensuite bedroom with private terrace upstairs and of course the fabulous master suite with its own large terrace which enjoys a stunning open outlook over the resort and out to the ocean; a perfect spot to relax and enjoy the gorgeous Tenerife sunsets. All of the bedrooms come with fitted wardrobes and the villa has air conditioning throughout and a large private garage for two vehicles.

This is undoubtedly a must see property of the utmost style and quality set in the most enviable location making it the perfect choice for the most discerning of clients.

Disclaimer: The material provided in this presentation is based on information provided by third parties whom we believe to be reliable, however we are unable to guarantee it is complete or 100% accurate, so it should not be relied upon as such. Prospective purchasers are advised to take appropriate legal advice regarding such matters.